

BZAC – RECOMMENDED ZONING CODE TEXT

Code Format:

Chapter 20.02, General Provisions & Definitions

Chapter 20.04, Administrative Review Procedures

Chapter 20.06, Zoning Districts & Map

Chapter 20.08, Permissible Uses

Chapter 20.10, Supplemental Use Regulations

Chapter 20.12, Density & Dimensional Regulations

Chapter 20.14, Off-Street Parking & Loading Regulations

Chapter 20.16, Screening & Fencing Regulations

Chapter 20.18, Sign Regulations

Chapter 20.67, Historic Designations

Chapter 20.22, Nonconforming Situations & Enforcement

CHAPTER 20.14

OFF-STREET PARKING, LOADING & STORAGE STANDARDS

The requirements of this Chapter are intended to provide reasonable standards for the provision of off-street parking of motor vehicles, bicycles, trucks & the storage of vehicles for sale

POLICY CONSIDERATIONS:

- **Use parking as a critical element of site design**
- **Consider structured parking over surface lots for intensive uses & large developments**
- **Consider variations in the individual use by days & times of operation**
- **Downsize spacing to reduce land consumption**
- **Require standardized traffic engineering analyses to determine effect of proposed parking on traffic conditions for certain large projects & redevelopment opportunities**
- **Establish parking generation ratios by use & modify to site-specific factors**

MAJOR TEXT CHANGES

- Clarifies & amends the parking requirements for individual uses & ensures that requirements are set for all uses
- Simplifies the standards & streamlines the process for an applicant to use shared parking or off-site parking
- Allows a percentage of compact spaces & bicycle spaces where appropriate for the use

MAJOR TEXT CHANGES

- Modernizes the code to address storage containers & other storage issues
- Codifies acceptable use of non-paved surfaces (chat or gravel/screenings) within the requirements of the MS4 & TCEQ; such that the use of these surfaces is allowed in limited circumstances & is not solely at the discretion of the Building Official

2006 REVIEW SCHEDULE:

**Development Coordinating
Committee**

May 17

City Plan Commission

June 1

Introduction, City Council

June 6

Public Hearing, City Council

June 27

BZAC – RECOMMENDED ZONING CODE TEXT

May 30th Text Presentation:

Chapter 20.02, General Provisions & Definitions

Chapter 20.04, Administrative Review Procedures

Chapter 20.06, Zoning Districts & Map

Chapter 20.08, Permissible Uses

Chapter 20.10, Supplemental Use Regulations

Chapter 20.12, Density & Dimensional Regulations

Chapter 20.14, Off-Street Parking & Loading Regulations

Chapter 20.16, Screening & Fencing Regulations

Chapter 20.18, Sign Regulations

Chapter 20.67, Historic Designations

Chapter 20.22, Nonconforming Situations & Enforcement